

November 14<sup>th</sup>, 2017

To: The Board of Trustees

From: Joan Carr  
Superintendent

Originator(s): Boris Radyo, Assistant Superintendent, Educational Planning  
Trent Schlosser, Educational Planner  
Rob Tarulli, Senior Land Use Planner

**Re: Revisions to the 2018-2021 Capital Plan Submission**

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### **Background**

On February 16, 2017, Minister of Education David Eggen advised Alberta school superintendents that the Capital Plan submissions process was being changed to accommodate situations when circumstances or priorities change: “Beginning in 2017, your jurisdiction will have the opportunity to request revisions to your submitted capital plan priorities between September 30 and October 15 of the submission year”.

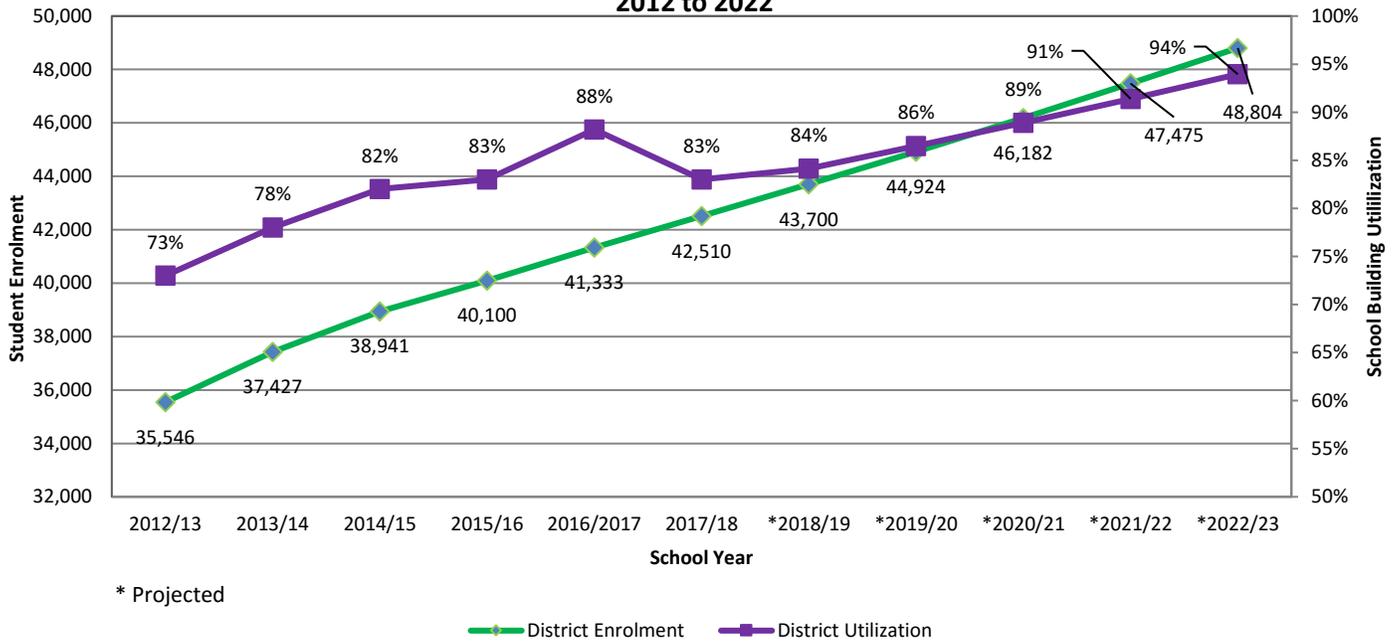
On August 31, 2017 Deputy Minister of Education Curtis Clarke informed superintendents that should Alberta Education be required to submit its Provincial Capital Plan prior to October 15, 2017, superintendents will be informed in order to provide them with the opportunity to update capital plans earlier than the previously identified September 30 to October 15, 2017 time period. Deputy Minister Clarke also stated, “I strongly recommend that you begin your review as soon as possible in order to mitigate the possibility of timelines shifting unexpectedly”.

Recommendations to revise the District’s 2018-2021 Capital Plan have been made in response to these timeline changes. This opportunity to revise the District’s Capital Plan also allows us to realign capital priorities with the District’s fastest growing suburban school communities.

The Edmonton Catholic School District is experiencing unprecedented growth. As of this 2017-2018 school year the Edmonton Catholic School District has experienced 10 years of continuous student enrolment growth. Since 2007 student enrolment growth has exceeded 10,000 students. District enrolment projections for the next 5 years indicate an increase of more than 6,000 students from the current enrolment of 42,510 students to almost 49,000 students by September 2022.

At the end of the 2016-2017 school year regular school building utilization was 88%. This September, five new K-9 schools opened with a total opening capacity of 3750 student spaces. However, current District regular school building utilization remains high at 82.7%. District projections indicate that school building utilization will increase to almost 94% by 2022.

### Student Enrolment and School Building Utilization Trends 2012 to 2022



#### Status of the Capital Plan

1. A major modernization of Louis St. Laurent Grades 7-12 School was completed this March 2017 at a cost of approximately \$16,000,000.
2. A major modernization of J.H. Picard K-12 single track French Immersion School was completed this April 2017 at a cost of approximately \$18,000,000.
3. Five new schools opened on September 5<sup>th</sup>, 2017:
  - a. Bishop David Motiuk Elementary/Junior High School - This Pre-Kindergarten to Grade 9 school is located at 855 Lewis Greens Drive NW and serves the Potter Greens, Breckenridge Greens, Suder Greens, Rosenthal, Webber Greens, Stewart Greens and Secord neighbourhoods. The school has an opening capacity of 750 students, an opening enrolment of 695 students and can be expanded to accommodate 900 students.
  - b. Father Michael Mireau Elementary/Junior High School - This Pre-Kindergarten to Grade 9 School is located in the Summerside community at 3010 Spence Wynd SW. The school has an opening capacity of 750 students, an opening enrolment of 663 students and can be expanded to accommodate 900 students. The school serves the Ellerslie, Summerside and The Orchards at Ellerslie communities.
  - c. St. Thomas Aquinas Elementary/Junior High School - This Pre-Kindergarten to Grade 9 School is located in the Desrochers community at 420 Desrochers Boulevard SW. The school has an opening capacity of 750 students, an opening enrolment of 344 students in pre-Kindergarten to grade 7 and can be expanded to accommodate 900 students.

The school serves the Desrochers, Callaghan, Allard, Chappelle, Paisley, Heritage Valley and Hays Ridge communities. Students residing in this school's attendance area and who are in grades 8 and 9 are being accommodated at Monsignor Fee Otterson and Louis St. Laurent schools.

- d. Christ the King Elementary/Junior High School - This Pre-Kindergarten to Grade 9 school is located in the McConachie community at 180 McConachie Drive NW. The school has an opening capacity of 750 students, an opening enrolment of 630 students and can be expanded to accommodate 900 students. The school serves the McConachie, Cy Becker, Hollick Kenyon, Brintnell and Matt Berry communities.
  - e. Corpus Christi Elementary/Junior High School - This Pre-Kindergarten to Grade 9 school is located in the Walker community at 460 Watt Boulevard SW. The school has an opening capacity of 750 students, an opening enrolment of 447 students and can be expanded to accommodate 900 students. The school serves the Charlesworth and Walker communities and the Southeast rural areas.
4. A major modernization of Archbishop O'Leary High School is scheduled for completion this December 2017 at a cost of approximately \$20,000,000.
  5. A major modernization and expansion of Ben Calf Robe School is currently being designed. The expansion will add 200 student spaces to the school. The cost of this modernization and expansion is approximately \$18,000,000.
  6. A Kindergarten to Grade 6 school is currently being designed for the Orchards community in southeast Edmonton. This new school will have a capacity of 600 students and a cost of approximately \$20,000,000.
  7. An expansion of Holy Trinity High School has been designed and is currently being tendered. This expansion will add 400 student spaces and has a cost of approximately \$22,500,000.
  8. A major modernization of St. Edmund Pre-Kindergarten to Grade 9 School has been designed and is being tendered. This project has a cost of approximately \$15,000,000.

### **New School Construction Priorities**

New school construction priorities are identified through a review of student enrolment growth in suburban neighborhoods and within planning sectors. The following factors are considered:

1. **Sector Utilization by Enrolment** – The number of students attending a school in a sector divided by the number of student spaces (provincially calculated capacities of the schools) in that sector, as well as the projected number of students attending a school in a sector divided by the number of student spaces in that sector. Projections are also made for 5 and 10-year periods.
2. **Sector Utilization by Residence** – The number of students residing in a sector divided by the number of student spaces (provincially calculated capacities of the schools) in that sector.
3. **Current Enrolment** – The number of students attending schools and who reside in a proposed new school attendance area as of September 30, 2017.
4. **Projected Enrolment** – The projected number of students attending schools and who reside in a proposed new school attendance area and projected forward 5 and 10 years.

5. **Student Enrolment Change 2016 to 2017** – the change in the number of students in the proposed new school attendance area from September 30, 2016 to September 30, 2017, and the percent change from September 30, 2016 to September 30, 2017.
6. **Average Neighbourhood Growth** – The difference in percent build-out by neighbourhood from 2011 to 2016 is averaged to show the increase in percent build-out of the neighbourhoods of a community that have started construction by 2011. (Source: Edmonton Developing and Planned Neighbourhoods – City of Edmonton). A larger average percent build-out indicates that a community is growing faster.
7. **Future Neighbourhood Development Potential**– The number of students that have not moved into developing neighbourhoods of a community but could move in based on percent build-out (in 2016) and student generation numbers of the NSP (Neighbourhood Structure Plan) and ASP (Area Structure Plan) from the City of Edmonton.
8. **2017-2018 average utilization at current designated schools** – This is the average utilization at schools currently designated to accommodate students from the proposed new school attendance area.
9. **2022-2023 projected average utilization at current designated schools** - This is the projected 5-year average utilization at schools currently designated to accommodate students from the proposed new school attendance area.

Calculation of these factors using September 2017 enrolment data has been completed and new student enrolment growth patterns have been established. In addition, projects separately listed as Partnership Projects are now required to be listed with the District's overall new construction and major modernization priorities. The following are recommended changes for new school construction priorities:

1. **Lewis Farms High School Completion Centre**
  - This project is now in the design stage and \$1,000,000 is required for the District's portion of the overall project design.
  - This project is currently separately listed as a Partnership Project and it is recommended that \$1,000,000 design funds be the first overall priority.
  - It is recommended that the remaining \$19,000,000 construction funding be the 8<sup>th</sup> overall priority.
2. **Windermere - Keswick K-9, 900 capacity**
  - This school is currently the 2<sup>nd</sup> new school construction priority and the 4<sup>th</sup> overall priority. It is recommended that this proposed new school be the 2<sup>nd</sup> new school construction priority and the 2<sup>nd</sup> overall priority.
  - Student enrolment in this proposed school's attendance area increased by 53% over the previous school year.
  - Currently 176 Kindergarten to Grade 9 students reside in this proposed school's attendance area and this is projected to increase to 417 students by 2022.
  - Utilization at the current school (St. John XXIII) accommodating students from this proposed school's attendance area is 98% and this is projected to increase to 113% by 2022.
3. **Lewis Farms - Secord K-6, 600 capacity**
  - This school is currently the 3<sup>rd</sup> new school construction priority and the 5<sup>th</sup> overall priority. It is recommended that this proposed new school be the 3<sup>rd</sup> new school construction and overall priority.
  - Student enrolment in this proposed new school's attendance area increased by 21% over the previous school year.

- Currently 273 Kindergarten to Grade 6 students reside in the proposed new school's attendance area and this is projected to increase to 369 students by 2022.
- Utilization at the current school (Bishop David Motiuk) accommodating students from this proposed school's attendance area is 88% and this is projected to increase to 121% by 2022.

#### 4. The Meadows - Laurel K-6, 600 capacity

- This school is currently the 1<sup>st</sup> new school construction and overall priority. It is recommended that it be the 4<sup>th</sup> new school construction priority and the 6<sup>th</sup> overall priority.
- Student enrolment in this proposed school's attendance area increased by 12% over the previous school year.
- Currently 210 Kindergarten to Grade 6 students reside in this proposed school's attendance area and this is projected to increase to 311 students by 2022.
- Utilization at schools currently accommodating students from this proposed school's attendance area is 92% and this is projected to increase to 101% by 2022.

With these recommended changes to new school construction priorities, the recommended new school construction priority order is as follows:

1. Lewis Farms High School Completion Centre - \$1 M Design funds
2. Windermere/Keswick K-9 school (capacity of 900)
3. Lewis Farms - Secord K-6 school (capacity of 600)
4. Meadows - Laurel K-6 school (capacity of 600)
5. Castle Downs/Dunluce Senior High School (capacity of 1,000)
6. Heritage Valley Cavanagh K-6 school (capacity of 600)
7. Castle Downs Rapperswill Junior High School (capacity of 500)
8. Lewis Farms High School Completion Centre Construction – Currently listed as a Partnership Project
9. NAIT Collegiate – Currently listed as a Partnership Project
10. Meadows/Aster K-9 school (capacity of 900)
11. Griesbach Elementary School (capacity of 600)
12. Heritage Valley/Hays Ridge K-9 school (capacity of 900)
13. Riverview Elementary/Junior High School (capacity of 900)
14. Horse Hill Elementary/Junior High School (capacity of 900)
15. Big Lake-Starling Elementary School (capacity of 600)

### Major Modernization

Four categories are used to evaluate the need for major modernization projects within our District. These categories are:

1. **Utilization** – adjusted student enrolment divided by the net capacity of a school facility
2. **3 Year Enrolment Change** – the difference between the school's enrolment in 2014/2015 and 2016/2017
3. **FCI Deferred Maintenance Calculation** – the value of deferred maintenance including all Facility Condition Index (FCI) required categories (structural elements, envelope, interior elements, mechanical and electrical systems) minus Infrastructure Maintenance Renewal

(IMR) expenditures in the past and current year, projected forward and prioritized over 5 years and adjusted for inflation.

4. **Modernization Age** – the age of the building minus the year of the last major modernization.

Administration is not recommending any changes to the major modernization priority order.

**Recommendation: 1. That the Board of Trustees approves revisions to the District 2018-2021 Capital Plan as follows:**

Current Priority	Recommended Priority	Capital Project Title	Cost
Currently listed as a Partnership Project	1.	New School Design Funds – Lewis Farms High School Completion Centre– Design funds for a new High School Completion Centre in Rosenthal.	\$1,000,000
4.	2.	New School - Windermere/Keswick K-9 school (capacity of 900)	\$38,700,000
5.	3.	New School - Lewis Farms/Secord K-6 school (capacity of 600)	\$25,000,000
2.	4.	Major Modernization/Replacement School - St. Alphonsus Elementary/Junior High School	\$25,000,000
3.	5.	Major Modernization - Austin O'Brien Senior High School* <i>* Costs reduced from \$30,000,000 to \$25,000,000 due to the recalculation of construction costs</i>	\$25,000,000
1.	6.	New School - The Meadows/Laurel K-6 school (capacity of 600)	\$25,500,000
6.	7.	New School - Castle Downs/Dunluce Senior High School (capacity of 1,000)	\$42,000,000
Currently listed as a Partnership Project	8.	New School – Lewis Farms High School Completion Centre – New construction of a High School Completion Centre in Rosenthal and connected to the Lewis Farms Facility. Programming focus to be on FNMI and ELL students.	\$19,000,000
Currently listed as a Partnership Project	9.	New School – NAIT Collegiate – Construction of a Grade 9 to Grade 12 Collegiate School for Science, Technology and the Trades in Partnership with the Northern Alberta Institute of Technology (NAIT) and the Edmonton Public School Board.	\$28,000,000
7.	10.	New School - Heritage Valley/Cavanagh K-6 school (capacity of 600)	\$25,500,000
8.	11.	Major Modernization - Our Lady of Mount Carmel Elementary/Junior High School	\$16,000,000
9.	12.	Major Modernization - St. Angela Elementary School	\$12,000,000
10.	13.	Major Modernization - St. Francis of Assisi Elementary School	\$16,000,000
11.	14.	Major Modernization - Holy Cross Elementary/Junior High School	\$12,000,000
12.	15.	New School - Castle Downs/Rapperswill Junior High School (capacity of 500)	\$28,400,000
13.	16.	New School - The Meadows/Aster K-9 school (capacity of 900)	\$38,700,000
14.	17.	New School - Griesbach Elementary School (capacity of 600)	\$19,705,000
15.	18.	Major Modernization - St. Matthew Elementary School	\$16,000,000
16.	19.	Major Modernization - St. Paul Elementary School	\$12,000,000
17.	20.	Major Modernization - St. Cecilia Elementary School	\$16,000,000
18.	21.	New School - Heritage Valley/Hays Ridge K-9 school (capacity of 900)	\$38,700,000
19.	22.	New School - Riverview Elementary/Junior High School (capacity of 900)	\$38,700,000
20.	23.	New School - Horse Hill Elementary/Junior High School (capacity of 900)	\$27,000,000
21.	24.	New School - Big Lake-Starling Elementary School (capacity of 600)	\$19,705,000
22.	25.	Major Modernization - St. Pius X Elementary School	\$16,000,000
23.	26.	Major Modernization - St. Rose Junior High School	\$16,000,000
		<b>Total</b>	<b>\$602,610,000</b>

**2. That based on the evidence provided in the Revisions to the 2018-2021 Capital Plan Submission, The Board of Trustees determines that the following Quality Indicator has been met:**

**QI 8.3 Develops short and long-range plans to meet the needs of the District and provide for continuous improvement.**